

4 miles from
Mentone

6 miles from
Etna Green

2 miles from
Tippecanoe

TRITON SCHOOLS

284.5 ± ACRES

Richardson Family Farm

REAL ESTATE AUCTION

Monday, November 24, 2025 • 6:00 p.m.

— PROPERTY LOCATION —

1324 19th Road • Tippecanoe, Ind. 46570

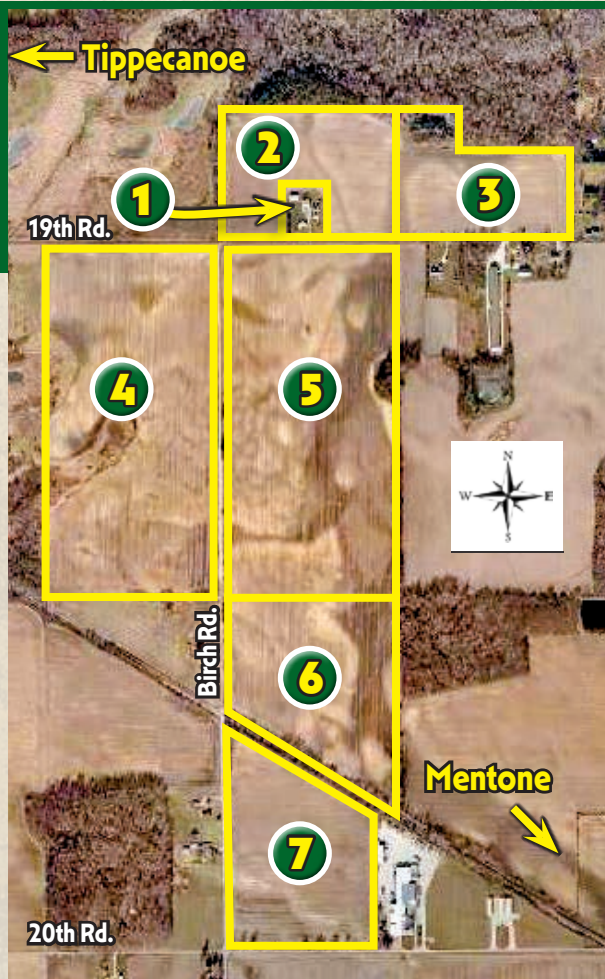
2 miles north of Mentone, Ind. on St. Rd. 19 OR 5 miles south of Etna Green, Ind. on St. Rd. 19 to 200 S, then west into Marshall Co. on E. 19th Road OR ½ mile south of Tippecanoe, Ind. on St. Rd. 331 to 19th Rd., then east 1½ miles.

— AUCTION LOCATION —

Tippecanoe Community Building

18331 SR 331

Tippecanoe, IN 46570



284.5 Acres in 7 Parcels

**Outstanding house, pole barns and bins on 5 acres
plus other parcels from 22 acres up to 80 acres**

Approximately 115 acres land with 8" well - could be irrigated



- | | |
|-----------|---|
| PARCEL #1 | 5 acres with improvements |
| PARCEL #2 | 25 acres, mostly tillable |
| PARCEL #3 | 22 acres, mostly tillable |
| PARCEL #4 | 80 acres, mostly tillable |
| PARCEL #5 | 80 acres, mostly tillable with 8" irrigation well |
| PARCEL #6 | 36.7 acres, mostly tillable - could be irrigated |
| PARCEL #7 | 35.8 acres, mostly tillable |

Open House
**Tuesday,
November 4
4-6 pm**

**Buy any individual parcel, a combination or buy it all!
Just don't miss it. These large tracts are just not out there!**



HAHN

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AC39800021

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Brian Wuthrich
(574) 268-4940 - Milford, IN

**The Former Property of
Fred L. & Virginia R.
Richardson, deceased**

**Rickey L. & Randy J. Richardson,
Owners**



*General
Information*



PARCEL 1: 5 Acres with great improvements.

Approximately 400' frontage x 545' deep. The house is approximately 1,776 sq. ft. with an approximately 900 sq. ft. finished basement. There are 3 bedrooms, 2 full baths, large family room with a fireplace, living room, large kitchen and attached sunroom. The house is dated in it's decoration but is sound. The A/C unit need replaced. The house, which is all brick exterior, was built in 1967. The 2 large pole barns are 48' x 56' (built in 1967) and 36' x 64' (built in 2006) and also a 32' x 32' garage shop, 30' x 32' utility building along with 4 varied 16' to 20' wide grain bins. The improvements are well cared for and have a lot of utility value.

PARCEL 2: 25 Acres

Highly productive soil, nearly all tillable

PARCEL 3: 22 Acres

Highly productive soil, nearly all tillable

PARCEL 4: 80 Acres - 71 acres tillable

This parcel is located on the west side of Birch Road and has ¼ mile of frontage on 19th Road.

PARCEL 5: 80 Acres - Nearly all tillable

Approx. 76 acres tillable with an 8" irrigation well. The center pivot is owned by the renter.

PARCEL 6: 36.7± Acres - All tillable except the road

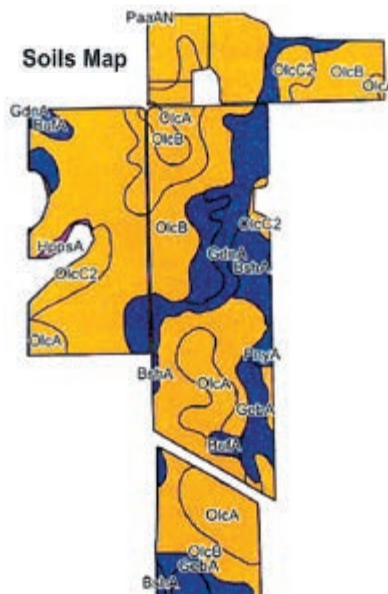
This parcel connects with Parcel #5, so it could be available for irrigation.

PARCEL 7: 35.8± Acres - All tillable

This parcel lies south of the railroad tracks with frontage on Birch Road and 20th Road. Mostly Oshtemo Sandy Loam.

This property is being offered without any guarantee of specific zoning or issuance of building permits and health department permits for septic systems and water wells on any parcel. Also, present fence lines are not relevant to the final, newly surveyed lines. The artist rendering of the lines is approximate and for visual inspection only.

An aerial photograph of a rural area with several land parcels outlined in blue. The parcels are labeled with their acreage: 10.39, 32.08, 2.71, 70.82, 114.77, and 33.85. The map includes a grid of roads: 19th Rd, 20th Rd, Birch Rd, and Tippecanoe. A diagonal road, likely a railroad, runs from the bottom left towards the top right. The map is overlaid with a grid of red lines, with numbers 19, 20, 21, 28, 30, 31, 32, and 33 indicating the grid coordinates. The text 'Aerial Map' is written in a stylized font in the top left corner. The copyright notice '© 2025 AgriData, Inc.' is visible in the bottom right corner.



Area Symbol: IN099, Soil Area Version: 27																		
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn Irrigated Bu	Corn silage Tons	Corn silage Irrigated Tons	Grass legume hay Tons	Grass legume hay Irrigated Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
OlcB	Oshlomo sandy loam, 1 to 5 percent slopes	142.73	53.9%		IIIa	106	10			4				7	37	3	52	45
OlcA	Oshlomo sandy loam, 0 to 1 percent slopes	43.41	16.4%		IIIa	109	12			4				7	38	4	54	47
GdnA	Gilford mucky sandy loam, 0 to 1 percent slopes, gravelly subsoil	24.94	9.4%		IIw	153				5				10	43		61	55
BufA	Bronson sandy loam, 0 to 1 percent slopes	13.51	5.1%		IIa	121	145	14	23	4	5		42	8	41	47	54	45
OlcC2	Oshlomo sandy loam, 5 to 10 percent slopes, eroded	12.81	4.8%		IIIc	96				3				7	34		47	35

HAHN AUCTIONEERS, INC.

1203 E. Market St.
Nappanee, IN 46550

Super
284.5±
Acres

**Nearly All
Tillable Soil
Offered In
7 Parcels**

Be there
November 24
at 6:00 pm

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 7 parcels. There will be open bidding on all tracts during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete. The property will be sold in the manner resulting in the highest total sale price, subject to confirmation of the sellers. ***Can't make the auction in person? Call us and bid by phone!***

DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers.

EVIDENCE OF TITLE: Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing approximately 35 days after presentation of marketable title. **Approximately December 26, 2025.**

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Split 50/50 between buyer and seller if needed.

1% BUYER'S PREMIUM WILL BE IN EFFECT.

POSSESSION: At closing.

TAXES: PARCELS 1 & 2 - \$2,233.16; PARCEL 3 - \$407.34; PARCEL 4 - \$2,066.95; PARCEL 5 - \$1,732.74; PARCELS 6 & 7 - \$1,432.82.

EASEMENTS: Sale of the property is subject to any and all easements of record.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. All sketches and dimensions in the brochure are approximate. Each potential buyer is responsible for conducting his/her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to such person's credentials. All decisions of the auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

AUCTIONEER NOTE: Your bidding is not conditional upon financing, so be sure you have arranged financing if needed. For more information on financing or inspection, contact Hahn Auctioneers, Inc.